

STEPPING STONES

3-4 Horsefair • Banbury • Oxfordshire • OX16 0AA

Telephone: 01295 275909 • **Email:** info@steppingstonesletting.com



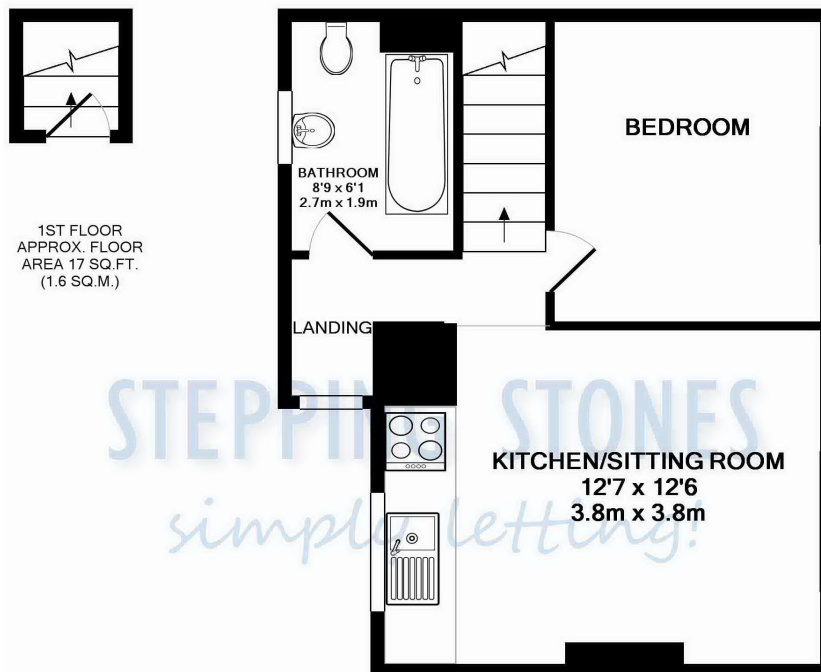
THE MEWS, BUTCHERS ROW, BANBURY, OXON, OX16 5JH

£850pcm



An immaculate one bedroom second floor apartment situated in Banbury town centre, it is within walking distance to the train station and is close to all amenities. The property benefits from having underfloor heating and loft access. EPC Rating: E . **Available: 17th December.**

- 1 Bedroom
- Close to all amenities
- Loft access
- 1 Bathroom
- Underfloor heating
- Town centre location



2ND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	52 E
21-38	F		
1-20	G		

RENT: £ 850.00
TOTAL DEPOSIT: £ 980.77
HOLDING DEPOSIT: £ 196.15

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

Please Note: This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Important Notice

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.

ENTRANCE HALL: Window to front aspect. Door leading to;

LANDING: Window to front aspect. Built in shelving unit.

BEDROOM: Window to rear aspect. Loft hatch with access, power and light.

BATHROOM: 8'9 x 6'1 Window to rear aspect. White suite comprising bath with shower over, wash hand basin and low level w/c.

KITCHEN/LOUNGE: 12'7 x 12'6 Windows to front and rear aspects. With a range of modern floor and wall mounted units, with granite effect work tops over. Electric oven with ceramic hob above and extractor hood over.

HEATING: Electric: Underfloor heating

COUNCIL TAX: Band A

EPC RATING: E

REFERENCE: 703

